

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No 8

meeting date: THURSDAY, 12 AUGUST 2010
title: CORE STRATEGY – DEVELOPMENT MANAGEMENT POLICIES
submitted by: STEWART BAILEY - DIRECTOR OF DEVELOPMENT SERVICES
principal author: COLIN HIRST- FORWARD PLANNING AND REGENERATION MANAGER

1 PURPOSE

1.1 To agree Development Management policies as an additional element of the Regulation 25 stage Core Strategy consultation.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The Core Strategy is the central strategy of the Local Development Framework. It will help in the delivery of housing, employment and the protection and enhancement of the environment, ultimately presenting the delivery strategy for implementing the vision for the Ribble Valley for the next 15 years.
- Community Objectives – As a tool for delivering spatial policy, it identifies how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing provision will be addressed through the planning system.
- Corporate Priorities – The Core Strategy is the central document of the LDF and sets the overall vision and approach to future planning policy, which will aid performance and consistency.
- Other Considerations – The Council has a duty to prepare spatial policy under the Local Development Framework system.

2 BACKGROUND

2.1 The current approach to development plans introduced by the Planning and Compulsory Purchase Act 2004 requires the Council to develop a new suite of documents known as the Local Development Framework (LDF) that will replace the adopted Districtwide Local Plan. The policies within the LDF must be informed by a strong, robust evidence base and therefore over the past few years, Officers have been working on creating the LDF baseline. Work continues on keeping this up to date however the central document of the LDF, the Core Strategy, has now been formulated from this baseline.

2.2 Members agreed at the meeting of this Committee on the 15 July 2010 to prepare and publish the Core Strategy Consultation document as part of the 'regulation 25 stage' of the LDF process. Members also resolved to include generic development management policies as part of the delivery mechanism of the document. This approach had arisen from the changes to Regional Strategy and the need to have in place policies that will enable the Core Strategy to be delivered. The proposed policies are set out at Appendix 1 to this report.

3 DEVELOPMENT MANAGEMENT STATEMENTS

- 3.1 Set out as Development Management Key Statements in the Appendix they effectively provide an up to date policy statement on a range of topics. Many will be familiar as they are derived from the saved local plan policies. They are intended to present a current policy statement for consultation, informed by changes in national policy or the LDF evidence base. They do not at this stage supersede the Saved Policies of the Local Plan which remain in place and will for the present continue as the relevant policies for development control purposes.
- 3.2 Development Management policies are intended to support the determination of planning applications. They are a key part of delivering the overarching vision and objectives that the Core Strategy establishes and provide more detailed policy to deliver the key statements set out in the Core Strategy under each theme, for example, Housing, Economy or the Environment. They will also apply within the Development Strategy, whatever form that ultimately takes as the Core Strategy progresses. Other levels of policy will be delivered through the preparation of additional Development Plan Documents (DPD's) or Supplementary Planning Documents (SPD's). The proposed DPD on Housing and Economic Development would, for example, include site allocations; detailed policy on design matters such as shop fronts or house extensions would be set out in a SPD.
- 3.3 An additional Key Statement will be added to the Delivery mechanism section of the Core Strategy to link with the Development Management statements. The proposed text for this is set out Appendix 2.

4 CONSULTATION

- 4.1 An eight-week period of public consultation will be undertaken. Following this, testing of the sustainability of the Core Strategy options will take place and then the preferred development strategy option will be taken forward in the next stage when there will be a further round of consultation.
- 4.2 Once the Council has tested and finalised its approach the Submission stage, which involves the formal submission of the Core Strategy to the Planning Inspectorate (PINS). The Core Strategy will then be subject to an independent Examination in Public (EiP). Subject to the Inspectors report the Core Strategy will then be adopted. The Districtwide Local Plan will continue to be used as the adopted Development Plan for the borough, against which planning applications will be determined, unless other material considerations arise. Any policies superseded by the submission stage Core Strategy will be made clear in a schedule incorporated into the strategy as appropriate.
- 4.3 As a statutory stage the consultation will follow the prescribed regulations. Key stakeholders and other interested parties who have registered an interest will be included in a mail shot. This will include the summary pamphlet suggested by members. The text, drawn up in agreement with the Chairman is included at Appendix 3 for information. The Core Strategy report will be available on the Councils website along with a comments form for making representations, and copies will also be made available at Planning reception at level D of the Council Offices and at Clitheroe, Mellor, Whalley, Read, Chatburn and Longridge libraries during normal opening hours. Local advertisements will be placed in newspapers and posters distributed across the

Parishes. Parish Clerks will be asked to hold reference copies to make available on loan to local residents. Copies on CD will also be available

4.4 A briefing for members to give more information on the consultation is programmed for the 18 August. A briefing for Parish Clerks has also been included in the consultation programme.

5 RISK ASSESSMENT

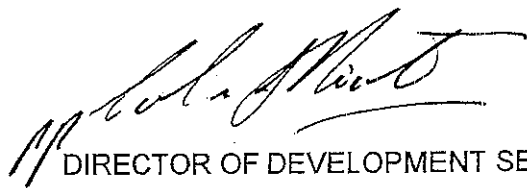
5.1 The approval of this report may have the following implications:

- Resources – Financial implications relating to the costs of the public consultation, are contained within existing budgets.
- Technical, Environmental and Legal – The Core Strategy is a statutory requirement of the LDF. It is the central document of the LDF and contains future planning policy considerations
- Political – None.
- Reputation – The Council's desire on how to proceed may affect its reputation. Without approval, the Core Strategy would not meet the requirements of legislation.

6 RECOMMENDED THAT COMMITTEE

6.1 Agree the Development Management statements set out in Appendix 1 be included in the Core Strategy consultation document together with the additional key statement set out at Appendix 2, and that the consultation period be extended to an 8 week period.

6.2 Authorise the Director of Development Services to prepare the necessary material for the consultation and to undertake any amendments for technical accuracy as required.



DIRECTOR OF DEVELOPMENT SERVICES

BACKGROUND PAPERS

Planning Policy Statement 12: Local Spatial Planning, www.communities.gov.uk
Town and Country Planning (Local Development) (England) Regulations 2004
Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

For further information please ask for Colin Hirst, extension 4503.

DEVELOPMENT MANAGEMENT KEY STATEMENTS

GENERAL

KEY STATEMENT DMG1: GENERAL CONSIDERATIONS

In determining planning applications, all development must:

- Be of a high standard of building design
- Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials
- Consider the potential traffic and car parking implications
- Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated
- Consider adequate day lighting and privacy distances
- Consider the environmental implications such as SSSIs, County Heritage Sites, Local Nature Reserves and other sites of nature conservation
- Achieve efficient land use
- Consider public safety and secured by design principles
- Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.
- Not adversely affect the amenities of the surrounding area
- Not prejudice future development which would provide significant environmental and amenity improvements.
- Not result in the loss of important open space, including public and private playing fields. On land designated as Essential Open Space, development will not be permitted unless proposals do not compromise the visual quality, openness or recreational value of the site, unless warranted by overriding considerations in the public interest.

In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.

KEY STATEMENT DMG2: STRATEGIC CONSIDERATIONS

Development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

- Development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement
- Outside the settlement areas development must meet one of the following considerations:
 - The development should be essential to the local economy or social well being of the area
 - The development is needed for the purposes of forestry or agriculture
 - The development is for local needs housing which meets and identified need
 - The development is for small scale tourism or recreational developments appropriate to a rural area
 - The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
- Within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.
- In protecting the designated Area of Outstanding Natural Beauty the Council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.

KEY STATEMENT DMG3: TRANSPORT AND MOBILITY

In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, also attach considerable weight to:

The availability and adequacy of public transport to serve those moving to and from the development;

- The relationship of the site to the primary route network;
- The provision made for access to the development by pedestrian, cyclists and those with reduced mobility;

- Proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car;
- Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car;
- Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability;
- Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly;
- Proposals which limit parking provision for developments and other on or off street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives.

All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities.

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The Council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn.

Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes.

The Council will resist development that will result in the loss of opportunities to transport freight by rail.

This recognises that the recent investment in the local railway infrastructure opens up the possibility of carrying more local and long distance freight in a more sustainable way, potentially removing more lorry based traffic from local roads.

ENVIRONMENT

KEY STATEMENT DME1: PROTECTING TREES AND WOODLANDS

There will be a presumption against the clearance of broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management enhances the environment for the residents of the borough.

Where applications are likely to have a substantial effect on tree cover, the Borough Council will engage with developers to obtain detailed tree survey information at the earliest opportunity.

The Borough Council will ensure that:

- The quantity and quality of the tree cover is a main factor in determining the density of the development, the final layout of roads, access points and services
- That the right trees are maintained protected and correctly managed.

TREE PRESERVATION ORDERS

The Borough Council will make tree preservation orders where an important tree or group of trees appears to be under threat. Once a TPO has been confirmed, a tree cannot be lopped, topped or felled without the express consent of the Borough Council and regard will be given to the conservation needs of the tree/s when considering applications for works to any tree the subject of a preservation order.

ANCIENT WOODLANDS

Development proposals that would result in loss or damage to ancient woodlands will be refused unless it is demonstrated that the loss or damage is outweighed by other material factors, when the Borough Council will seek to mitigate them by measures including appropriate woodland planting and management to be ensured by planning conditions and agreements

FELLING LICENCES

When consulted on felling licence applications, the Council will attempt to minimise the short-term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the environment, landscape and timber production value of any woodland.

KEY STATEMENT DME2: LANDSCAPE PROTECTION

Development proposals will be refused which harm important landscape features including

- Traditional stone walls
- Ponds
- Characteristic herb rich meadows and pastures
- Woodlands
- Copses
- Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management)

KEY STATEMENT DME3: SPECIES PROTECTION AND CONSERVATION

Development proposals that are likely to adversely affect the following will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure their protection;

- i) Wildlife species protected by law
- ii) SSSIs
- iii) Priority habitats or species
- iv) Local Nature Reserves
- v) County Biological Heritage sites
- vi) Any acknowledged nature conservation value of sites

KEY STATEMENT DME4: PROTECTING ARCHAEOLOGICAL AND HISTORIC HERITAGE

In considering development proposals the council will make a presumption in favour of the preservation of important archaeological remains and their settings.

Conservation Areas

Proposals within or closely related to Conservation Areas should be in keeping with the architectural and historic character of the area as set out in the relevant Conservation Area Appraisal. Development in these areas will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. And also respects Trees and important open space.

In the Conservation Areas there will be a presumption in favour of the preservation of buildings that make a positive contribution to the character or appearance of the Conservation Area.

Listed Buildings

Development proposals on sites within the setting of listed buildings or buildings of special architectural or historic interest, which cause visual harm to the setting of the building, will be resisted. Any proposals involving the partial or full demolition of listed buildings will be refused unless it can be demonstrated that this is unavoidable.

Planning policy Statement 5(PPS5), gives additional policy guidance on dealing with Heritage Assets, and will be applied by the Council when determining proposals.

KEY STATEMENT DME5: RENEWABLE ENERGY

The Borough Council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity. In assessing proposals, the Borough Council will have particular regard to the following issues:

- i) The immediate and wider impact of the proposed development on the landscape
- ii) The measures taken to minimise the impact of the proposals on residential amenity
- iii) The potential benefits the proposals may bring
- iv) The visual impact of the proposals, including design, colour and scale
- v) The degree to which nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside can be minimised.

Development proposals within or close to the AONB, Sites of Special Scientific Interest, Local Nature Reserves or Scheduled Ancient Monuments will not be allowed unless

- i) The proposals cannot be located outside such statutory designated areas
- ii) Any adverse environmental impacts as far as practicable have been mitigated

HOUSING

KEY STATEMENT DMH1: AFFORDABLE HOUSING CRITERIA

Where proposals involve the provision of affordable housing units, the residential development must be expressly for the following groups of people:

- a) First time buyers currently resident in the parish or an adjoining parish
- b) Elderly people currently resident in the parish or an adjoining parish
- c) Those employed in the parish or an immediately adjoining parish but currently living more than 5 miles from their place of employment
- d) Those who have lived in the parish for any 5 of the last 10 years having left to find suitable accommodation and also with close family remaining in the village
- e) Those about to take up employment in the parish
- f) People needing to move to the area to help support and care for a sick, elderly or infirm relative.

In addition to these groups of people, others may have special circumstances that can be applied. These will be assessed on their individual merits.

This policy only relates to the affordable housing needs element. Proposals must also conform to policy DM1 and any other relevant policy of this core strategy.

Any proposals for affordable housing must be accompanied with the following information

- i) Details of who the accommodation will be expected to accommodate. This should include a full survey of the extent of need and include persons who have expressed an interest in the property. And how the cost of the accommodation will be matched to the incomes of these target groups.
- ii) Details of the methods by which the accommodation will be sold or let, managed and retained for its original purpose.

KEY STATEMENT DMH2: GYPSY AND TRAVELLER ACCOMMODATION

Provision levels will be determined as part of the Core Strategy. Where the principle for the need for proposals is accepted, sites will be approved subject to the following criteria:

- i) The proposal must not conflict with the other policies of this plan/core strategy
- ii) Proposals must not adversely impact on the character of the landscape or the environment, or any SSSIs or sites of biological importance
- iii) Proposals should involve the reuse of derelict land where possible and not lead to the loss of the best and most versatile agricultural land
- iv) Where possible site should be within a reasonable proximity to services
- v) Proposals must have good access.

KEY STATEMENT DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE

Within areas defined as Open Countryside on the proposals map, residential development will be limited to

- i) Development essential for the purposes of agriculture or residential development which meets an identified local need
- ii) The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction
- iii) The rebuilding or replacement of existing dwellings subject to the following criteria

- The residential use of the property should not have been abandoned
- There being no adverse impact on the landscape in relation to the new dwelling.
- The need to extend an existing curtailage

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused

KEY STATEMENT DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

Planning permission will be granted for the conversion of buildings to dwellings where

- i) The building is not isolated in the landscape, is within a defined settlement or forms part of an already defined group of buildings, and
- ii) There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and
- iii) There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and
- iv) There would be no detrimental effect on the rural economy, and
- v) The proposals are consistent with the conservation of the natural beauty of the area.

The building to be converted must:

- i) be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alternation, which would adversely affect the character or appearance of the building. The Council will require a structural survey to be submitted with all planning application of this nature. This should include plans of any rebuilding that is proposed.
- ii) be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of he building, and
- iii) the character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and
- iv) the building has a genuine history of use for agriculture or another rural enterprise.

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area.

Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings.

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused.

KEY STATEMENT DMH5: RESIDENTIAL and CURTILAGE EXTENSIONS

Proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependant relatives will also be subject to the following criteria:

- i) The development must be capable of integration into the main dwelling or a use which is ancillary to the use of the main dwelling housing when circumstances change.
- ii) The extension should generally speaking provide only a modest level of accommodation

Proposals for the extension of curtilage will be approved if:

- i) The site is within a settlement, or,
- ii) The site is on the edge of a settlement providing
 - a. The new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties
 - b. The extension will not cause visual harm to the landscape
 - c. The extension improves the visual quality of the site

Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy.

ECONOMY

KEY STATEMENT DMEC1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy and detailed policies of the LDF as appropriate.

The Borough Council may request the submission of supporting information for farm diversification where appropriate

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local

landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

- i) The provisions of Policy DMG1, and
- ii) The compatibility of the proposal with other policies of the LDF, and
- iii) The environmental benefits to be gained by the community, and
- iv) The economic and social impact caused by loss of employment opportunities to the borough, and
- v) Any attempts that have been made to secure an alternative employment generating use for the site.

Criteria (v) must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the Council's satisfaction that the current use is not viable for employment purposes.

KEY STATEMENT DMEC2: THE CONVERSION OF BARNES AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES

Planning permission will be granted for employment generating uses in barns and other rural buildings, provided all of the following criteria are met:

- i) The proposed use will not cause unacceptable disturbance to neighbours in any way
- ii) The building has a genuine history of use for agriculture or other rural enterprise
- iii) The building is structurally sound and capable of conversion for the proposed use, without the need for major alterations which would adversely affect the character of the building
- iv) The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated
- v) The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area
- vi) The design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of servicing, storage areas and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated

Proposals for the conversion of buildings for employment purposes that include residential accommodation will be carefully assessed. The Council will require the submission of a business plan in support of the proposal where residential accommodation is required as part of the scheme in locations where the Council would otherwise restrict the creation of dwellings. In all cases the proportion of living accommodation to workspace must not exceed a level of 60:40,

workspace to living accommodation, and should form an integral part of the layout and design of the conversion.

Proposals will be assessed in accordance with PPS7

KEY STATEMENT DMEC3: RECREATION AND TOURISM DEVELOPMENT

Planning Permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough:

This is subject to the following criteria being met:

- i) the proposal must not conflict with other policies of this plan;
- ii) the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available.
- iii) the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
- iv) the proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;
- v) the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

- A. the proposal should display a high standard of design appropriate to the area
- B. the site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses)

In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials.

KEY STATEMENT DMEC4: OPEN SPACE PROVISION

On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. The Council will also negotiate for provision on smaller sites, or seek to secure a contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate

The Borough Council will refuse development proposals which involve the loss of existing public open space which is in recreational use as shown on the current Proposal Map. In exceptional circumstances where the loss of a site is justifiable because of the social and economic benefits a proposed development would bring to the community, consent may be granted where replacement facilities are provided, or where existing facilities elsewhere in the vicinity are substantially upgraded. These must be readily accessible and convenient to users of the former open space areas.

It is important to protect existing recreational areas from development. Within defined settlements public recreational land will normally have been protected through an Essential Open Space designation.

KEY STATEMENT DMEC5: FOOTPATHS AND BRIDLEWAYS

The Borough Council will seek to ensure the retention, maintenance and improvement of by-ways and unsurfaced/unclassified roads as part of the public rights of way network. The Borough Council will, unless suitable mitigation measures are made, protect from development footpaths which:

1. provide a link between towns/villages and attractive open land;
2. link with the Ribble Way footpath;
3. are associated to the Local Nature reserves: and
4. are heavily used.

RETAIL DEVELOPMENT

KEY STATEMENT DMR1: RETAIL DEVELOPMENT IN CLITHEROE

Proposals for shopping developments within the main shopping centre of Clitheroe, as defined on the Proposals Map, will be approved subject to the other policies of the LDF. Special regard will be had to the likely contribution of the proposals to the vitality and viability of the centre and their effect on the character and appearance of the area as well as the arrangements for vehicular movement and parking.

The following will be important considerations;

1. The impact of the development on the economic and physical regeneration of the shopping centre
2. An impact assessment will be required for planning applications in the centre that do not conform to the Plan and may have an impact on other centres. (PPS4 EC 14.6)
3. Impact on local employment

Clitheroe shopping centre is the only part of the Borough considered to be suitable and capable of accommodating major retail development.

For the purposes of this policy, large scale developments are considered to be those intended to serve a wide catchment area (ie wider than Clitheroe and its surrounding area).

Proposals which fall into this category include large supermarkets and hypermarkets, retail warehouses and comprehensive re-developments comprising a number of smaller units

Any proposal must conform to the other policies of this plan.

Proposals for shopping development outside the main shopping centre, as defined on the Proposals Map, will be considered on a sequential basis. Development of sites on the edge of the centre will be allowed provided it can be demonstrated that:

- A All town centre options have been thoroughly assessed before less central sites were considered.
- B That where it has been demonstrated by the applicant that there are no town centre sites to accommodate the proposed development, preference is given to edge of centre locations that are well connected to the centre by means of easy pedestrian access and are accessible by public transport.
- C That the proposal would not seriously affect the vitality or viability of the town centre. For sites over 1000m² gross internal floorspace an impact assessment should accompany any application.
- D That where it is asserted that there are no other sequentially preferable sites that are appropriate for the proposed development, the applicant should demonstrate this. This should be through an assessment of the availability, suitability and viability of possible sequentially preferable sites.
- E That in considering edge of centre sites developers and operators have demonstrated flexibility in relation to sequentially preferable town centre sites in terms of scale, format, car parking and possible disaggregation of the proposal.
- F That the proposal conforms to other policies of this Plan, with particular regard to environmental impact and arrangements for vehicular movement and parking.

The above also applies to extensions to retail uses where the gross floorspace exceeds 200m²

This is in conformity with Planning Policy Statement 4 Planning for Sustainable Economic Growth and associated Practice Guidance Planning for Town Centres (December 2009). Definitions such as "edge of centre" and concepts such as "availability", "suitability", "viability" and "impact assessment" are drawn from these sources.

Within the principal shopping frontage of Clitheroe, as defined on the Proposals Map, the only new uses considered appropriate at ground floor level will be uses included in Class A1 of the Town and Country Planning (Use Classes) Order 2006 and use for the sale of food or drink for consumption on the premises. Other uses will only be considered in exceptional circumstances where there would be no material adverse effect on the character of the frontage, general amenity or highway safety.

The introduction of non-retail uses such as banks, building societies and estate agencies into the defined principal shopping creates breaks, weakening the quality of the principal shopping streets and potentially forcing retail uses onto secondary streets, thus threatening the vitality of the town.

This policy allows the change of use of properties to cafes and restaurants subject to Policy DMG1. However the sale of take-away foods is restricted.

This policy is linked to a direction under Article 4 of the Town and Country Planning General Development Order 1988, which restricts permitted development rights for change of use from Use Class A3 (Food and Drink) to Use Class A2 (Financial and Professional Services) and also restricts Use Class A3 to the sale of food and drink for consumption on the premises. This means that planning consent must be obtained for such development.

Guidance within Planning Policy Statement 4 Planning for Sustainable Economic Growth and Practice Guidance Planning for Town Centres will also be important in applying the retail related policies within Clitheroe and other parts of the Borough.

KEY STATEMENT DMR2: SHOPPING IN LONGRIDGE AND WHALLEY

Proposals for new small scale shopping developments will be approved on sites which are physically closely related to existing shopping facilities. All proposed shopping developments will be subject to other relevant policies in the plan and the Borough Council will have particular regard to the effect of the proposals on the character and amenities of the centre and the consequences in respect of vehicular movement and parking.

Longridge and Whalley will continue to be the other main shopping areas of the Borough. Their size and facilities are more closely related to local shopping needs than those of Clitheroe. This may change as the pattern of development is shaped in the Core Strategy. For the purposes of this policy small scale shopping development is considered to be of a size intended to serve the needs of the local settlement and its immediately surrounding area rather than a wider catchment.

Major retail developments would be out of keeping in these areas and will not normally be permitted.

KEY STATEMENT DMR3: RETAIL OUTSIDE THE MAIN SETTLEMENTS

The change of use of ground floor commercial premises to residential accommodation within the village boundaries will be approved providing it has been demonstrated that the change of use will not lead to adverse effects on the local economy.

The loss of retail uses or other community related commercial premises to residential use in villages can have a serious detrimental effect on the economic and social well-being of the locality. This is particularly important where a nucleus of commercial properties has been established, for example with good parking, access and delivery facilities. The loss of such units may lead to demand elsewhere on less suitable sites.

In assessing any application the Council will require the applicant to provide information to demonstrate there is no demand to retain the premises in commercial use. The property will be expected to have been offered for sale on the open market for a period of at least 12 months at

a realistic price (confirmed by independent verification). Information on all offers made, together with copies of the sale particulars will also be required to accompany the application.

The Borough Council will approve the development of farm shops which are linked to genuine farm diversification proposals, subject to the following criteria:

1. Any new building should be minimal, well related to existing farm buildings and reflect the landscape character of the area in terms of materials and design
2. The proposal should be well related to the primary transport route system. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance.
3. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.
4. The range of goods sold must be linked to the farming nature of the enterprise
5. Where possible the proposal should incorporate the use of existing farm buildings

These should:

- A have a genuine history of use for agriculture or other rural enterprise;
 - B be structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building;
6. The proposed use will not cause unacceptable disturbance to neighbours in any way

In considering such proposals the desirability for the farmer of providing a service throughout the year and the potential impact on nearby village shops will be taken into account.

It is generally assumed that the use of a farm shop only for the sale of goods produced on that farm is a use which is ancillary to use as a farm and therefore does not require the benefit of a planning permission, whereas use as a farm shop selling a significant amount of "imported" produce is a separate use and is subject to planning control.

In considering applications for this type of development the Council will seek the submission of a farm or business plan in support of a planning application for a farm diversification scheme. The plan will provide additional information to the planning authority to enable it to fully understand the reasons for the scheme and to judge its implications

Proposed Additional Key Statement

KEY STATEMENT: DEVELOPMENT MANAGEMENT

To help determine planning applications and deliver the vision and objectives of the Core Strategy the Council will apply a range of Development Management Policies. Key statements for the Councils Core Development Management policies are included in the appendices to this strategy.

WHY ARE WE TAKING THIS APPROACH?

Development Management will be an important part of the delivery mechanism to achieve the overall vision and objectives established in Core Strategy. Against the context of an identified Development Strategy and themed spatial policies the development management policies will guide the principles of development within those themed headings and provide a clear approach for delivering the Core Strategy. The Council will as part of the Local Development Framework create additional policy detail as required to implement the strategic policy contained in the Core Strategy.

The development Management key statements have been formulated to reflect national policy and the LDF evidence base.

APPENDIX 3

Text provided to print house for information, final booklet to include mapping and photos which will be added within design process.

RIBBLE VALLEY – LOOKING FORWARD **THE CORE STRATEGY CONSULTATION**

This booklet gives you important information on the plans the Council are preparing for the area. It provides a summary of the proposals we are currently consulting about and is an open invitation for you to give us your comments, join the debate and let us have your views on how development can be located.

Why is this important?

The future ideas for houses, offices, workspace, shops, the countryside, local villages, local services and many other things **WILL AFFECT YOU and YOUR FAMILY.**

Right now we are putting together a new plan for the area that will guide where things are most likely to be built – and where they are unlikely – over the next 15 years – and we really need your views

This is your chance to help decide where future development should go.

At the moment we are writing a central part of this new plan – it's called the **CORE STRATEGY.**

We know this process may appear somewhat boring and a bit tedious (yet another consultation). We also know that you are most probably busy and have other things to do with your time. However the work that the council is doing on this Core Strategy will greatly affect the area which you live in, work in and enjoy. This plan will almost certainly have some impact on you and this is your chance to influence what goes in it.
Please read on.

So What is this Core Strategy and How Will it Affect Me?

It's the central platform of the new plan for the Borough and deals with the big picture. It looks at the kinds of broad areas where new housing might go; where new workplaces and offices might be put; where shops, schools and parks should go. It will look at how we will protect as much of our countryside and its wildlife as possible yet keep our villages thriving. It will look at how we might help improve our local transport and identify where the local gas, water, electricity and other important services will be needed. And it's not just for us right now but for all our kids too – where they may work and live in the future.

The Right Kind of Growth in the Right Place

While the economy may currently be having problems, there are still pressures to build in our area and these will increase when the economy picks up again. We still need new houses and workspace and it's important we are prepared so these are put in the right places. Without a plan it will be more difficult to influence locally where this development will be.

Throughout the development of the plan we will have regard to sustainability. We will examine the long-term impact of the plan not just on the environment but also on the local economy and from a social viewpoint. Sustainability is a key aspect of government policy: checks will be made on the plan as it is brought together to ensure we have looked at sustainability and taken climate change into account.

The Government sets some of the overall planning rules nationally but it is still up to the council and local people to come up with detailed local plans for our area. The Core Strategy stands right at the heart of this plan. It will be put together carefully, with the views and opinions of local people given to the Council through a series of consultations like this one taken into account. As we go along we can feed comments from these into the plan and at the next consultation show people where we've got to. Eventually, before it can be finalised, Government appointed Inspectors will examine the plan & possibly make recommendations.

Back in 2007 you may remember that we asked for local people's views on what they thought the main issues were in the area. After looking at what people said then and gathering a lot of other evidence, we've come up with a detailed version of our thinking so far which we'd now like you to look at. This booklet gives you the main summaries of this thinking and ideas. The full document is available to read in a number of locations (see our adverts and notices and page XX below), by visiting our web site at www.ribblevalley.gov.uk or a CD is available on request. If you have any queries then please contact us.

In drawing together the draft plan in consultation with you, the public, we have created a vision for the area and a set of objectives to help achieve this vision. The vision and objectives are an important part of the plan as they set out both where we are trying to get to and the headline matters that we will need to consider. Your comments on these are welcomed.

THE CORE STRATEGY VISION

The Ribble Valley will be an area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors.

We will seek to create an area with unrivalled quality of place, respecting the unique natural, social and built heritage of the area.

New development to meet the needs of the area for growth, services and quality of life will be managed to ensure the special characteristics of the area are preserved for future generations.

Strategic objectives

- Respect, protect and enhance the high quality environment and biodiversity in the borough.
- Match the supply of affordable and decent homes in the Borough with the identified housing need.
- Ensure a suitable proportion of housing meets local needs.
- Improve the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities
- Ensure neighbourhoods are sought after locations by building cohesive communities and promoting community safety.

- Support existing retail business whilst improving the retail offer by ensuring that the vitality and viability of the retail areas are considered.
- Co-ordinate, innovate and diversify sustainable tourism, building on our strengths and developing new initiatives.
- Improve accessibility and service delivery to address rural isolation.
- Contribute to local, regional and wider sustainable development.

Some Options for You

The Core Strategy deals with the big picture so it does not have detailed maps of where future building might happen, this detail will be put in later parts of the plan. What the Core Strategy will do is to establish broad areas where development is most likely to take place. As part of this consultation we have suggested 3 possible options of broad views of where development might go plus an option for you to suggest alternatives. These are:

Option 1: Focus new housing and workplaces in Clitheroe, Longridge and Whalley

Option 2: Focus more specifically on the areas around Longridge

Option 3: Look at placing new development at a few important sites throughout Ribble Valley, not necessarily in the large towns such as Clitheroe or Longridge

But, if you wish to offer alternatives to be considered,

Option 4: Your option?

Your option could suggest different approaches to where development is located. It could be a combination of the options above or you may have an entirely new proposal to put forward that you would like to be considered.

The Core Strategy includes Key Statements on a variety of important issues such as Landscape, Affordable Housing, Shops and other topics that will be applied when we consider development at the locations selected. These Key Statements identify topics and aspects of the plan we need to consider when we put together the more detailed policies and guidelines in the plan. These are the ones we will eventually use when we are considering planning applications. The Key Statements are summarised here in the booklet, for the full text refer to the main consultation document.

KEY STATEMENTS

Green Belt

The overall extent of land designated as the Green Belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to those which preserve the openness of the Green Belt and do not conflict with the purposes of its designation.

Landscape and Forest of Bowland Area of Outstanding Natural Beauty

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty and those immediately adjacent areas will be protected, conserved and enhanced.

Sustainable Development

Proposals for development will be expected to show how sustainable development principles and sustainable construction will be employed and optimise energy efficiency.

Biodiversity

On sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) and County Biological Heritage Sites (CBH) negative impact must be mitigated if material factors outweighing conservation considerations can be demonstrated.

Archaeological and Historic Heritage

The preservation of important archaeological remains and their settings will be favoured. Conservation Areas will be regularly reviewed and developments which affect them or Listed Buildings or their setting will be controlled to ensure preservation of their historic character

Housing Provision

Land for residential development will be identified as available to provide for an average completion rate of at least 161 dwellings per year as evidenced by surveys such as the Strategic Housing Market Assessment (SHMA). Sites will usually be identified as available through the Strategic Housing Land Availability Assessment (SHLAA) but other sites not in the SHLAA may be proposed by developers or others. The Council is obliged to identify at least sufficient land to cover completions - at 161 per year on average - for 5 years ie 805 dwellings on a rolling programme.

(The SHMA and SHLAA reports are described in the full Core Strategy consultation document available on the RVBC website: www.ribblevalley.gov.uk and the full documents are available in the Council offices)

Housing Balance

Proposals for residential development must demonstrate delivery of a suitable mix of housing that meets the projected future household requirements and local need across the Borough. The type, tenure and size of residential dwellings required at different locations will be informed by the most recent Strategic Housing Market Assessment (SHMA), Housing Needs Surveys and the Council's policy on affordable housing (Affordable Housing Memorandum of Understanding (AHMU)).

(The SHMA, Housing Needs Surveys and AHMU reports are described in the full Core Strategy consultation document available on the RVBC website: www.ribblevalley.gov.uk and the full documents are available in the Council offices)

Affordable Housing

Affordable Housing is broadly defined as housing accessible to those whose income does not enable them to afford to buy or rent property suitable for their needs in the open housing market.

Developers will be expected to either provide affordable housing on site as part of any proposed development or a financial or other contribution eg land for delivery of it on another site. The amount of affordable housing and the thresholds for its provision are set out in the Affordable Housing Memorandum of Understanding (AHMU).

Gypsy and Traveller Accommodation

The Council will identify as appropriate sites to meet the needs of Gypsy and Travellers based on up to date Gypsy and Traveller surveys. (Current surveys show the need in Ribble Valley to be 6 residential pitches before 2016, land for 6 caravans for transit provision and no identified need for travelling showpeople)

Business and Employment Development

Land will be made available for employment use in order to support the health of the local economy and sustainable job creation. The re-use of existing employment sites will be given preference over new sites. Developments that contribute to farm diversification, strengthen the rural economy or promote town centre vitality and viability will be supported in principle. Proposals to use existing employment sites for other purposes will need to demonstrate no adverse impact on the local economy.

Development of Retail, Shops and Facilities

Development that supports the retail function of the service centres of Clitheroe, Longridge and Whalley will be supported in principle. A strategic framework will be produced to guide future developments of the centres and support sustainable growth.

Visitor Economy

Proposals that contribute to the visitor economy of Ribble Valley will be encouraged including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing facilities. Significant new attractions will need to be justified as delivering advantages without harming the natural landscape or causing other problems.

Planning Obligations

Planning Obligations will be used as a mechanism to ensure that, where viable, developments contribute to the needs of local communities and sustainable development, either in kind or by financial contribution. Contributions will be sought in the following priority: Affordable Housing; Highway safety improvement; Open Space; Education.

Transport Considerations

New development should wherever possible be located to minimise the need to travel. Major proposals should be accompanied by a comprehensive travel plan demonstrating how minimum travelling has been achieved.

Development Management

To help determine planning applications and deliver the vision of the Core Strategy the Council will apply a range of development management policies. Details of these are available in the full Core Strategy. The Council will also prepare further policy documents to guide planning decisions.

What We Should Like From You

Our preference is for you to please read the whole Core Strategy consultation document as this summarises all the detailed evidence we've been putting together on Ribble Valley and its needs both now and in the future. You can then look at the Options and the Key Statements with much more information to hand and tell us which you prefer and why. If, for whatever reason, you are not able to go into that amount of detail we should still like to hear your views.

To start you off, here are some suggestions for what to consider. The example given below is for commenting on a Key Statement: when you look at each statement:

What do you believe are the implications if the approach outlined in the Key Statement is adopted?

What might the implications be of doing nothing about the Key Statement topic?

Do you support the approach outlined in the Key Statement?

There's no set way of doing this, just give us your ideas. Talk it through with your family and friends or raise it with your colleagues at work, after church, in the WI, in the pub, etc, etc. The important thing is to take the opportunity to get involved.

As this is an important part of the process you should send us your comments in writing, by letter or e-mail or by using the on line comments form that is available. Let us know if you need assistance with this.

How to Get to the Core Strategy Document

Our consultation period runs for 8 weeks from 25th August 2010 to 5pm Wednesday 20th October 2010

If you want to read the full draft Core Strategy then you can find it:

- Online at www.ribblevalley.gov.uk then follow the link on the main page
- In hard copy at Planning reception, Level D, Council Offices in Clitheroe
- In hard copy at all libraries in the Borough: Chatburn, Clitheroe, Longridge, Mellor, Read and Whalley
- Longridge Civic Hall and the Station buildings
- Your Parish Clerk may also have a copy available for loan
- A CD copy is available on request from Planning reception or through our Contact Centre (please phone 01200 425111)

How to Have Your Say About it

- On-line - Use the online form on the Council website at (insert text)
- Email to – Core25@ribblevalley.gov.uk prefacing each separate comment with the Core Strategy Chapter number and paragraph number they relate to
- Post to:

Forward Planning Draft Core Strategy Consultation
Council Offices
Ribble Valley Borough Council
Church Walk
Clitheroe BB7 2RA

If you are posting comments to us, could you please preface each separate comment with the Core Strategy Chapter number and paragraph number that it relates to.

If you have any queries please contact us on (01200) 425111 and mention Core Strategy Consultation

Remember! Our consultation period runs for 8 weeks from Wednesday 25th August to 5pm Wednesday 20th October 2010

Please note that as part of the legal requirements of the process we have to make comments received, though NOT any associated personal information, available for public viewing. All comments received will be held on the Council's LDF database in accord with the Data Protection Act 1998